



**MEETING AGENDA**  
**TIOGA COUNTY PLANNING BOARD**  
**December 20, 2023 at 7:00 PM**  
**Tioga County Health and Human Services Building, Room #2139**  
**1062 State Route 38, Owego NY 13827**

- I. CALL TO ORDER
  - A. Introductions
  
- II. ATTENDANCE
  - A. Members:
  - B. Ex Officio Members:
  - C. Local Officials:
  - D. 239m Review Applicants:
  - E. Guests:
  
- III. APPROVAL OF AGENDA
  
- IV. APPROVAL OF MINUTES
  - A. November 15, 2023
  
- V. PRIVILEGE OF THE FLOOR
  
- VI. NEW BUSINESS
  - A. 239 Reviews
    - 1. County Case 2023-024: Town of Owego, Rezoning, Dole
    - 2. County Case 2023-025: Town of Owego, Special Use Permit, Upstate Shredding
    - 3. County Case 2023-026: Village of Owego, Site Plan Review and Floodplain Special Use Permit, Rage Cage
  
- VII. REPORTS
  - A. Local Bits and Pieces
  - B. Staff Report
  
- VIII. OLD BUSINESS
  - None
  
- IX. ADJOURNMENT
  - A. Next Regular Meeting January 17, 2024 at the HHS Building
  - B. Adjourn

**TIOGA COUNTY PLANNING  
BOARD MEETING MINUTES  
November 15, 2023  
Tioga County Health & Human Services Building, Room #2139**

**I. CALL TO ORDER AND INTRODUCTIONS**

- Chairman D. Chrzanowski called the meeting to order at 7:01 PM.

**II. ATTENDANCE**

- A. Planning Board Members:  
**Present:** Joe Budney, Art Cacciola, Doug Chrzanowski, John Current, Vicki Davis, Georgeanne Eckley, Pam Moore,  
**Excused:** Bryan Goodrich, Chelsea Robertson, Grady Updyke  
**Absent:** None
- B. Ex Officio Members: None
- C. Local Officials: None
- D. 239m Review Applicants: None
- E. Guests: None
- F. Staff: Elaine Jardine, Karen Warfle

**III. APPROVAL OF AGENDA**

- Approval of agenda as presented:  

J. Current/P. Moore/Carried  
None Opposed  
No Abstentions

**IV. APPROVAL OF MINUTES**

- Approval of October 18, 2023 minutes as presented:  

P. Moore/J. Current/Carried  
None Opposed  
No Abstentions

**V. PRIVILEGE OF THE FLOOR**

- None

**VI. NEW BUSINESS**

**A. 239 Reviews**

**1. County Case 2023-023: Town of Newark Valley, Site Plan Review, Creek Side Structures**

The applicant is proposing to establish and operate a business to build and sell wooden sheds and lawn ornaments.

Applicant states that the business will have only one employee, with hours of operation 7:30 AM to 4:00 PM daily, and minimum trips is expected.

This small, family business will help bring the family revenue, without imposing impacts on the neighborhood.

Staff advises the County Planning Board recommend approval of the Site Plan Review with the following condition:

- 1. That the applicant obtains all required federal, state or local permits, licenses and registrations.

**C. J. Current:** I prefer a better site plan. **C. E. Jardine:** The town doesn't require it, so we cannot require it.

**Q. G. Eckley:** Any idea when he's going to open? **A. E. Jardine:** They are already open.

**Motion to recommend approval of the Site Plan Review, with the condition noted above:**

<b>J. Current/J. Budney/Carried</b>	
<b>Yes</b>	<b>7</b>
<b>No</b>	<b>0</b>
<b>Abstentions</b>	<b>0</b>

**VII. REPORTS**

**A. Local Bits and Pieces**

- 1. **Town of Barton** (G. Updyke)
  - Not in attendance.
- 2. **Town of Berkshire**
  - No report.
- 3. **Town of Candor** (A. Cacciola)
  - The Planning Board completed the survey for the Comprehensive Plan and will be going over the results tomorrow with Cornell Connect. We a good response.
- 4. **Town of Newark Valley**
  - No report.
- 5. **Town of Nichols** (P. Moore)
  - That proposed Newark Valley solar project on the prime farmland was voted down by the Town of Newark Valley Board with a 3-2 vote. Who knows if they will come back.

**Q. D. Chrzanowski:** Do you happen to know Newark Valley's appeal process?

**A. E. Jardine:** There is no local appeal process for site plan review. It goes right to NYS

Supreme Court if the applicant is not satisfied.

**Q. J. Current:** Is it a court proceeding? **A. E. Jardine:** Yes.

**Q. J. Current:** So, it's a lawsuit? **A. E. Jardine:** Yes.

**C. P. Moore:** They have yet to adequately address the flooding concerns.

On another note, farmers in the area are receiving these packets from Southern Tier Solutions, which has limited information but states how it's going to make money for the farmers. Does anyone know anything more about this? They say they are doing carbon sequestration and they're going to generate CO2-free electricity from natural gas and get industrial by-product CO2 injected into the ground and push the methane out. They say they're having meetings. There is concern about the land leases they are trying to acquire. A. Cacciola and G. Eckley and D. Chrzanowski received mailings for signups for this type of electricity supply. No additional information is known.

**C. P. Moore:** Since the other solar project that was installed on West Creek Road, transformers have repeatedly blown up in front of one of the dairies there.

6. **Town of Owego** (J. Current)
  - No report.
  
7. **Village of Owego** (G. Eckley)
  - No report.
  
8. **Town of Richford** (Vicki Davis)
  - No report.
  
9. **Town of Spencer** (Joe Budney)
  - We have someone setting up a campground, trying to open a business. The State has already shut down the camping because it's not permitted. The assessor is not able to access it due to the location. There has been no site plan submitted and they have not been attending the meetings. We anticipate hearing from them next year.
  
10. **Town of Tioga** (D. Chrzanowski)
  - We have three solar systems applying. There is still discussion and conflict with the neighboring property owners regarding one of the projects and the planning board advised those issues be solved first.
  
11. **Village of Waverly**
  - No report.
  
12. **Alternates** (B. Goodrich, C. Robertson)
  - Not in attendance.

**B. Staff Report:**

E. Jardine reported that work is being done to appoint someone from the Town of Newark Valley to the Tioga County Planning Board to replace M. Tomazin. He brought someone forward and the Town of Newark Valley Board nominated them at their last meeting.

**VIII. OLD BUSINESS**

- None

**IX. ADJOURNMENT**

- A. Next Meeting December 20, 2023, @ 7:00 PM at HHS Building Room #2139.
- B. Motion made to adjourn at 7:19 PM. J. Current/D. Chrzanowski/Carried.

Respectfully submitted,

Karen Warfle, OSII

Tioga County Economic Development and Planning

**Economic Development and Planning  
Legislative Committee Report  
November 7, 2023  
Prepared By: Elaine Jardine**

**Meetings**

- Waverly Transportation Listening Session
- Tioga County Planning Board meeting
- HMP Update Core Group Committee meeting
- ST8 CEDS Meeting
- Village of Owego Climate Smart Communities Taskforce meeting
- Tioga Business Expo 2023 and Breakout Sessions
- Tioga County Water Quality Coordinating Committee meeting
- NYS Association of County Planning Directors meeting

**Active Projects**

- Created a MRTA buffers GIS map for the Village of Owego.
- Village of Owego DRI projects – Project manager of 231 Main, LLC Annex project.
- Assisting the Tioga County Chamber of Commerce CEO plan the Business Expo 2023 Breakout Sessions and Lunch & Learn.
- Tioga County Multi-Jurisdictional Multi-Hazard Mitigation Plan Update

**Grants**

**Active**

- FEMA HMGP DR 4567 – Tioga County IDA stream crossing in Town of Richford preliminary engineering services – FEMA awarded this grant. The TCIDA Executive Director is managing and administering this grant project.
- FEMA HMGP DR 4480 – Grant to update the County's Hazard Mitigation Plan has been awarded to NYS by FEMA.
- Appalachian Regional Commission FY2022 for Strategic Plan – The second four-month report was submitted to ARC and approved for reimbursement.
- Appalachian Regional Commission FY2022 – Develop preliminary engineering to make the Lounsberry Industrial Park site shovel ready. The TCIDA Executive Director is managing and administering this grant project.

**Pending**

NYS Department of Agriculture & Markets Land Trusts Outreach Grant Program – working on this with TCSWCD, American Farmland Trust and the County Agricultural & Farmland Protection Board. American Farmland Trust will be the applicant and will request up to \$50,000. Planning is not committing cash match or in-kind services to this grant. Grant deadline was extended to January.

**Potential**

**Plans/Studies**

- Strategic Operations Plan – Management of this project has been turned over to the Tioga County Legislature.
- Hazard Mitigation Plan Update – Barton & Loguidice is working on the Plan itself, plus the annexes for the 16 jurisdictions (county and 15 municipalities). We are now working on how to handle critical facilities protection to the 500-year floodplain and how to reach out to adjoining counties.

**Reviews (239)**

- 2023-022: Town of Newark Valley, Site Plan Review, Creek Site Structures – applicant proposes to establish and operate a woodshed building and sales business on their property located at 9884 State Route 38. Staff advised the County Planning Board to recommend approval of the site plan review and the County Planning Board voted for approval.

- **Resolutions –**

L12 – Reappoint member (A Cacciola) to the Tioga County Planning Board

L13 - Reappoint member (G Eckley) to the Tioga County Planning Board

L14 – Renew TCSWCD Hazard Mitigation Coordination Services 2024

L15 – Appoint Member (J Marzen) to the Tioga County Planning Board